

---

# Answers To Frequently Asked Questions About Historic District Designation



**HISTORIC PRESERVATION OFFICE**  
C I T Y O F L A S V E G A S



## **What is necessary for an area to qualify as an historic district?**

Under the City of Las Vegas Zoning Ordinance an area may be designated as an Historic District if the area:

1. Includes a substantial concentration of properties, building or structures which are 50 years old or older and are reflective of the City's cultural, social, political or economic past as well as other properties which contribute generally to the overall distinctive character of the area.
2. Is bounded by documented historic boundaries such as early roadways, subdivision plats or property lines.
3. Includes non-contributing properties or vacant parcels only to the extent necessary to establish appropriate, logical or convenient boundaries.

## **How will historic district designation impact property values?**

Research has shown that property values within historic districts generally increase or remain stable.





**If my house is located in an area that is designated an historic district, will I be required to make changes to it?**

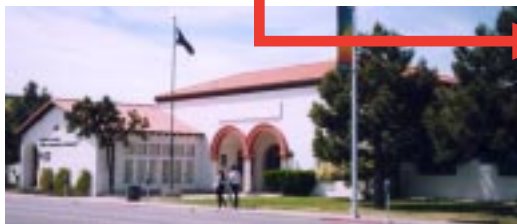
No, you will not be required to make any changes. Your property may stay as it is at the time of historic district designation. However, if you do make changes they may need to be approved by the Historic Preservation Commission.

**Will I need Historic Preservation Commission approval to complete ordinary maintenance?**

You will not need approval to perform ordinary and necessary maintenance if it does not include a material change. For example, you do not need approval to replace broken window glass, repaint a building exterior, or replace roofing materials if you are using materials that match those which currently exist.

**When do I need approval from the Historic Preservation Commission to make changes to my property?**

Whenever you propose to alter, remodel, build, or otherwise develop or landscape property that is within a designated historic district and a building permit or other development or zoning approval is required for such work, you must first obtain the approval of the Historic Preservation Commission.





**What factors are considered by the Historic Preservation Commission when reviewing an application for changes to a property within an historic district?**

The Historic Preservation Commission uses the following criteria to review applications.

1. The proposed work on any portion of a Landmark or Historic Property must be compatible with the recognized distinctive character of the overall property.
2. The proposed work on any portion of a contributing property within an Historic District must be compatible with the recognized distinctive character of the property itself, or with the character of the entire district, or with design guidelines that have been adopted for the district.
3. Major new construction proposed for noncontributing properties within an Historic District must be compatible with either the recognized distinctive character of the entire district or with design guidelines that have been adopted for the district.





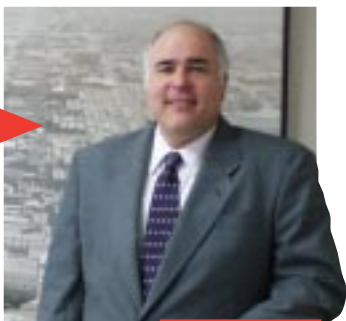
**Does designation as an historic district change the zoning of land within the historic district?**

No. The land use zoning that exists at the time of historic district designation would remain the same unless amended by separate action by the City Council. Historic district designation identifies the area as architecturally and/or historically important to the City.

**If my property is located in an historic district and I sell it, will the new owner be required to make changes to meet the historic preservation standards?**

No, they will not be required to make any changes. The property may stay as it is at the time it is purchased. However, if they do make changes other than ordinary maintenance they may need to be approved by the Historic Preservation Commission.

For further  
information  
contact:



Frank A. Fiori  
City of Las Vegas  
Planning & Development  
731 S. Fourth Street  
Las Vegas, NV 89101  
702/229-2087